



## PURCHASING AND SUPPLY SERVICES

De'Nerika Johnson, MBA, CPPO, NIGP-CPP

Director of Purchasing and Supply Services

13300 Old Marlboro Pike | Upper Marlboro, MD 20772 | 301-952 6560

<b>Issued By:</b> Prince George's County Public School (PGCPS)	<b>Date of Addendum:</b> August 27, 2025	<b>IFB Sealed Bid Due:</b> September 17, 2025 (2:00PM EST)
Purchasing and Supply Services	<b>RFP No.:</b> DBS26-006 <b>Addendum No.:</b> 01	<b>Date IFB Issued:</b> July 30, 2025
<b>Direct Inquiries To:</b> <a href="mailto:vera2.jones@pgcps.org">vera2.jones@pgcps.org</a>	<b>No. of Pages:</b> 5	
	<b>Title:</b> Chiller and Cooling Tower Maintenance and Repairs	

**TO: ALL BIDDERS AND OTHER RECEPIENTS OF BID SOLICITATION**

This Addendum is hereby made a part of the Solicitation IFB DBS26-006 issued on July 30, 2025, which will be the basis of the Contract.

### THE PURPOSE OF THIS ADDENDUM IS AS FOLLOWS:

**1) REVISE BID DUE DATE:**

REMOVE: BID DUE DATE/TIME: September 3, 2025 @ 2:00 p.m.

REPLACE: BID DUE DATE/TIME: September 17, 2025 @ 2:00 p.m.

**2) REVISE THE SOLICITATION**

**Page 33: "4. AWARD DETERMINATION** PGCPs anticipates multiple awards resulting from this procurement for an aggregate award amount not to exceed Twenty-Five Million dollars (\$25,000,00.00) based upon Five Million dollars (\$5,000,000.00) annually for a three-year awarded based term with two (2) one-year Option Years awarded from Five Hundred Thousand dollars (\$500,000.00) up to Six Hundred Twenty-Five Thousand dollars (\$625,000.00) annually per awarded firm; subject to additional funding authorization and approval.

**3) REVISED COST BID FORM**

Attachment A, rev. 1 in Excel format. The new version title DBS26-006 Attachment A - Cost Bid Firm Rev1 with modifications to the following tabs:

- Under Additional Service Requirements > **Monthly Loop Water Treatment (closed & open loop systems):**
  - Tab - 1. Maintenance and Addl Svcs:  
**\*12 multiplier** has been **added to** cell K 178
  - Tab - 2. Maint and Addl Svcs OY 1:  
**\*12 multiplier** has been **added to** cell K 177.
  - Tab - 3. Maint and Addl Svcs OY 2:  
**\*12 multiplier** has been **added to** cell K 177.
- Under Repair Labor Material Cost> Material Discount % Off Manufacturer Price (ESTIMATED EXPENDITURE)

Tab - 4. **removed \$0.00 and added \$5,000.00**

IFB DBS26-006 Chiller and Cooling Tower Maintenance and Repairs

Prince George's County Public Schools | [www.pgcps.org](http://www.pgcps.org)



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### 4) **QUESTIONS AND RESPONSES**

Provides Questions and Answers for mentioned IFB

### 5) **CHANGE(S):**

The balance of the Solicitation as written remain unchanged. Offeror must acknowledge receipt and acceptance of this addendum by signing and returning the entire addendum with the bid or proposal submittal.

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_



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### QUESTIONS AND RESPONSES:

Question	Response
Page 19 Line 4-Is acid cleaning tubes in water cooled chillers included?	No. Acid Cleaning Tubes in water cooled chillers is not included.
Page 19 Line 6-Is the contractor responsible for replacement or repair of said components including insulation?	This language is intended to include maintenance of listed items but replacement of any is billable upon approval from board designee.
Page 24 Line 8-Is the contractor responsible for providing overtime labor at no additional cost for PR1 rated calls?	Contractor shall be compensated at the overtime rate outside of their normal business hours upon approval from board designee.
Page 24- PR1 response time 2 hours. Is that onsite?	This would be the time from when the email for service is sent to arrival on site.
Page 24-PR2 response time 4-6 Hours. Is that on site?	This would be the time from when the email for service is sent to arrival on site.
Page 26 Line 8- Parts 2 days-If this is required is PGCPs paying expedited next day air freight on those parts ? Most parts in general are 7-10 days away.	For items deemed high priority, PGCPs will approve expedited shipping but it is a case by case basis.
The solicitation states under glycol testing that the water treater is responsible for testing and making adjustments to the glycol as needed. Does this mean we are responsible for adding glycol to the system at no charge?	No, Contractors are not responsible for adding glycol at no charge.
Question: Regarding Section IFB 4. Award Determination (pg. 33), Would PGCPs be able to provide the approximate annual aggregate amount paid to incumbents under the Chiller/Tower contracts for each of the previous five (5) years? For clarification: An example of the requested information would be: "Five contractors performing this scope of work received a total of approximately \$5 million annually under the current contract during the performance period."	PGCPs does not disclose information on incumbent vendors or competition; all IFBs are conducted fairly, and bids should be based solely on the solicitation's requirements and evaluation criteria.
What is meant by the term Registered MD Bidder Number and Bid Identification Number referenced in Appendix A and H? Is that our iSupplier number?	Registered Maryland Bidder Number (eMMA Vendor ID), you must register on the eMaryland Marketplace Advantage (eMMA) website to obtain this number.
What is meant by providing Stage Curtains on Appendix G?	Remove all "Stage Curtains" language
Who is the value of the current contract?	PGCPs does not disclose information on incumbent vendors or competition; all IFBs are conducted fairly, and bids should be based solely on the solicitation's requirements and evaluation criteria.



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Who are the incumbent contractors?	PGCPS does not disclose information on incumbent vendors or competition; all IFBs are conducted fairly, and bids should be based solely on the solicitation's requirements and evaluation criteria.
Page 19: Section 4: If the Condenser Water Tubes are scaled on a Water-Cooled Chiller, and require chemical cleaning, confirming it is the responsibility of the Water Treatment Vendor to return the Water-Cooled Chiller to proper operating conditions and not the Preventive Maintenance Provider, if the two are different companies. Water Treatment provider would perform the Chemical Cleaning of the Condenser at no cost to PGCPS.	The contract shall exist between PGCPS and awarded mechanical contractor. It is the responsibility of the mechanical contractor to manage any subcontractors working for them. Acid or chemical cleaning would be billable if deemed necessary and upon approval from the board designee.
Page 20: Section B: Please clarify this statement: The contractor will be responsible to maintain or subcontract the Controls Contractor that has the system in that building for all DDC and pneumatic controls associated with equipment operation. DDC Controls are direct digital controls that are on most PGCPS equipment but not all. Some equipment uses pneumatic controls to maintain equipment operations. The Contractor must provide Controls Staff Labor Rates and certifications to perform these tasks.	The contractor will be responsible to correct any controls issues with the equipment that may occur. If the contractor has an internal controls department that reps the systems installed. please provide labor rates and Tridium Certifications of the techs that would be working on these jobs. If the contractor does not have an internal controls department they would be expected to subcontract the controls contractor that has their system in that school.
The statement above seems to read that the contractor responsible for a piece of equipment is also responsible for its controls. Any Energy Management System (EMS) Controls should be the responsibility of the EMS Provider and not the Mechanical PM Provider.	Thats correct; however, if the bidding contractor has a controls department that reps the controls installed onsite then they are to submit the requested information. Otherwise, the contractor would be required to subcontract the controls contractor that reps those controls if issues arise.
Page 22 Section 4 & 5: Any Energy Management System (EMS) Controls should be the responsibility of the EMS Provider and not the Mechanical PM Provider.	Yes. This does not mean that a mechanical contractor can leave unresolved issues whilst citing another party's responsibility. It is the expectation of PGCPS that the PGCPS controls dept be notified and collaborated with to resolve issues to serve the interest of PGCPS stakeholders.
Pages 23: Section D: Clarifying the Chemical Cleaning of Water-to-Water Modular Unit Heat Exchangers will be completed by the Water Treatment Provider and not the Mechanical PM Provider.	It shall be the responsibility of the mechanical contractor to ensure this work is completed properly whether they elect to subcontract to their water treatment partner/ department or perform this work themselves. It is the responsibility of the company whose contract is with PGCPS. Individual manufacturer's guidance shall be followed as different processes or materials may vary between manufacturers.
If the existing unit mounted Factory Controls (not EMS Controls) are no longer supported by the OEM,	This is not a question. PGCPS Response is not required.



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<p>Mechanical Provider to notify PGCPS and provide a fixed cost to upgrade to current OEM controls. Mechanical Provider is not responsible or required to provide OEM Controls Upgrades as part of the PM Contract price.</p>	
<p>If the isolation valves do not hold, and the machine(s) cannot be drained, Mechanical Provider will contact PGCPS. Valves not holding would impact Condenser Water Tube Punching and Condenser Tube Eddy Current Testing. Valve repair or replacement would be the responsibility of PGCPS or a fixed proposal from Mechanical Provider.</p>	<p>Yes. This would be decided on a case by case basis due to some, but not limited to factors such as price, ability of contractor/ PGCPS staff, and availability of requisite labor. PGCPS relies on partnership as municipalities are typically understaffed.</p>
<p>If the electrical voltage to the heat trace on the Evaporator vessel is inoperable or not working, repair is the responsibility of PGCPS or a fixed proposal from Mechanical Provider.</p>	<p>Yes. This would be decided on a case by case basis due to some, but not limited to factors such as price, ability of contractor/ PGCPS staff, and availability of requisite labor. PGCPS relies on partnership as municipalities are typically understaffed. A collaborative approach is always best when determining solutions. If PGCPS and the awarded contractor agree to have another party address any particular issue such as this, it will be decided on a case by case basis.</p>
<p>The embedded link (p.12) to the MBE documents required for this bid. Following the provided link leads to a Page Not Found error. Please include in your addendum a link to the appropriate MBE documents for this bid. Thanks.</p>	<p>Use the following MBE Bid Information link <a href="https://www.pgcps.org/offices/purchasing/minority-business-enterprise">https://www.pgcps.org/offices/purchasing/minority-business-enterprise</a> to download MBE Attachment 2 to A.P. 3325</p>
<p>On bid DB26-005 page 10 line item 3 – TAB C Experience and Capabilities, it lists that a business firm must have no less than 5 years of experience. My question is. This is requirement referring to the business needing to be active for no less than 5 years or the persons owning and managing the business have no less than 5 years experience?</p>	<p>The business needs to be active for no less than 5 years</p>